

STATUS MEMO

DATE: April 4, 2011

TO: Rob Rau, EPA Work Assignment Manager

FROM: Julie Sharp-Dahl

RE: Summary of the Current Status of LUST Site No. 4260088 – Topp Stop Texaco, Yakama Nation Indian Reservation, Washington

The Topp Stop Texaco site, EPA Facility ID# 4260088, is located at 321 S. Elm Street, Toppenish, Washington, on the Yakama Nation Indian Reservation (Figure 1). The site was formerly called the Chevron Service Station #9-1785. The property is currently owned by Gary and Karen Young (Attachment 1). EPA Region 10 lists the site as an active Leaking Underground Storage Tank (LUST) site (EPA, 2009).

The EPA Facility Summary for this site, dated August 5, 2002, lists seven underground storage tanks (USTs) for this site. Five of the USTs were installed in 1970 and decommissioned in 1995, which included three gasoline (one 5,000-gallon and two 10,000-gallon) USTs, one 500-gallon diesel UST, and a 1,000-gallon used oil UST (Figure 2) (EPA, 2002). Figure 2 also shows groundwater monitoring wells that were installed on site around 1991, and abandoned in 1997. The two active gasoline USTs were installed in 1997 and are 20,000-gallon and 12,000-gallon-capacity, respectively. Several petroleum storage tanks are reported to have been or are still located at other facilities immediately to the south and southeast across West First and South Elm Streets.

Evidence of a release at this facility was first discovered in 1991 while Chevron was performing a site assessment, because their lease was near termination (Chevron, 1998). At this time, a groundwater monitoring program was initiated. Chevron states that the results indicated that another source may exist off site.

Three exploratory soil borings were installed in early April 1995 to a depth of approximately 15 feet below ground surface (bgs) (Figure 3). The report states that only the boring located just south of the southernmost pump island contained detectable concentrations of diesel, gasoline, and benzene, toluene, ethylbenzene, and xylenes (BTEX). No contamination was detected in the vadose zone. The subsurface soils consisted of a thin, sandy layer below the asphalt, underlain by a medium, dense brown, silty fine sand to a depth of 7 feet bgs; below this, a dense to very dense sandy gravel was encountered to the maximum depth of the borings. Groundwater was encountered at all borings at 13 to 14 feet bgs.

The five USTs, pump islands, piping and an oil-water separator, were removed in late April/early May 1995 (AGRA Earth & Environmental, Inc. [AGRA], 1995). Approximately 300 cubic yards of soil, above Washington Department of Ecology Model Toxics Control Act (MTCA) Method A cleanup levels, was excavated and removed from the site. The extent of the four excavations is shown in Figure 4. The report states that soils collected from the bottom of the UST excavations were analyzed for gasoline, benzene, toluene, ethylbenzene, and xylenes (BTEX), diesel and oil, polychlorinated biphenyls and metals (as appropriate for the type of UST removed), and were below MTCA Method A cleanup levels. The exception was the excavation for the northernmost gasoline UST, which contained gasoline and benzene concentrations above the cleanup levels in soil collected from 13 feet bgs. Groundwater was encountered in the excavation gasoline tank pit at approximately 13 - 13.5 feet bgs.

Quarterly groundwater monitoring reports for 1994 through 1997 indicate that only MW-2, located east of the former location of the southernmost pump island, contained concentrations of petroleum while the other four on-site wells were low to non-detect. Concentrations of total petroleum hydrocarbon (TPH)-gasoline, TPH-diesel, benzene, and xylenes above MTCA Method A cleanup levels, were sporadically observed in MW-2. Groundwater elevations were noted to fluctuate from south-southwest to southeast in 1993-1995, and in a northwest direction in February 1996. Years of data show little to no contamination in monitoring wells MW-1, MW-3, MW-4 and MW-5. These wells were abandoned in March 1997 (Pacific Environmental Group, Inc. [PEG], 1997a).

An air-sparging system was installed in MW-2 in February 1997 to treat the remaining dissolved-phase petroleum hydrocarbons observed in the vicinity of MW-2 (PEG, 1997b). The treatment system appeared to have an effect on reducing contaminant levels: the last groundwater monitoring report (PEG, 1997c) showed concentrations of BTEX and gasoline had dropped below applicable MCTA cleanup levels; however, xylenes were detected at a concentration slightly above MTCA cleanup levels.

In response to the construction of a new gasoline service station at the site, PEG performed an assessment to evaluate the presence of any remaining contamination (PEG, 1997d). During excavation of the new complex, petroleum-contaminated soil was encountered on the southern portion of the site, at the groundwater interface (approximately 12 feet bgs). Sheen was noted to come from the excavation sidewall on the street side, and additional excavation could not take place for fear of damaging the street; Chevron questioned whether the contamination could have come from the Shell Station (formerly Brand X) from across the street.

During the excavation for the new complex, approximately 970 cubic yards of the excavated soil contained petroleum hydrocarbons above MTCA Method A cleanup levels. The extent of the excavation is shown on Figure 5. This soil was staged on property adjacent to the site and land farmed. A total of 218 tons of soil were determined to still contain hydrocarbons, and were transported and disposed of at an off-site location. Only one in-situ soil sample at 13.5 feet bgs had concentrations of TPH-gasoline at levels above MCTA Method A cleanup levels; benzene was not detected. Monitoring well MW-2 was destroyed during contaminated soil removal activities.

One additional investigation was performed in January 1998 (PEG, 1998). The purpose of the investigation was to further assess and document soil and groundwater petroleum contamination on the south side of the new gasoline UST complex, which is located east of the former USTs; the new product islands, covered by a canopy, was built over the former fuel USTs (Figure 6). Four soil probe borings were installed, and soil samples were continuously sampled at one-foot intervals; groundwater samples were also collected from the probe borings. Analytical results indicate that the detected concentrations of TPH-gasoline and TPH-oil in the sampled soil did not exceed MCTA Method A cleanup levels, but the groundwater analytical results indicate

concentrations of TPH-gasoline, TPH-diesel, and one or more BTEX compounds exceed the respective MTCA cleanup levels in all three probe borings; TPH-oil exceeded the cleanup levels in probe P-1. Chevron's stance is that since these samples were from soil probes and not groundwater monitoring wells, the results are thought to be biased high (Chevron, 1998).

A memorandum submitted to Mr. Wally Moon, EPA, on November 3, 1998, from Ms. Ann Marie Johnson of Chevron, states that there appears to be a localized pocket of contamination in the capillary fringe area at 13 feet bgs on the southern edge of the site, which is suspected of originating at the former UST area. The memo states that since the groundwater occurs in this zone of impact, and the vadose soils are clean, further excavation is not feasible. The memo concludes that Chevron does not believe that groundwater monitoring wells need to be reinstalled at the site, and that given the soil conditions and the absence of free-product at the site, that the use of monitoring wells after removing the source is unnecessary, and that no further action is needed at the site.

REFERENCES

- AGRA Earth & Environmental, Inc., 1995. Chevron Station Decommissioning Site Assessment Report, Chevron Service Station No. 9-1785, 321 South Elm Street, Toppenish, Washington. May.
- Chevron U.S.A Products Company, 1998. Memo to Mr. Wally Moon, regarding Response to Request for Information Former Chevron Service Station #9-1785. November 3.
- Pacific Environmental Group, Inc. (PEG), 1997a. Memo to Mr. Dan Barnat, Chevron U.S.A. Products Company, regarding Revised Quarterly Monitoring and Sampling Activities Report, Chevron Service Station No. 9-1785. October 8.
- PEG, 1997b. Memo to Mr. Dan Barnat, Chevron U.S.A. Products Company, regarding Operation and Maintenance of Air Sparging System, Second Quarter, Chevron Service Station 9-1785. February.
- PEG, 1997c. Memo to Mr. Dan Barnat, Chevron U.S.A. Products Company, regarding Revised Quarterly Monitoring and Sampling Activities Report, Chevron Service Station No. 9-1785. October 8.
- PEG, 1997d. Memo to Mr. Dan Barnat, Chevron U.S.A. Products Company, regarding Oversight of Construction Activities/Soil Remediation, Former Chevron Service Station 9-1785. December 24.
- PEG, 1998. Memo to Mr. Garrick Jauregui, Chevron U.S.A. Products Company, regarding Environmental Assessment Former Chevron Service Station 9-1785. April 22.
- U.S. Environmental Protection Agency, 2010. Client provided background information and materials packet.
- EPA, 2009. EPA Region 10 Active LUST Sites on Indian Lands (as of 1/29/09), [http://yosemite.epa.gov/r10/water.nsf/UST/UST+Info+Resources/\\$FILE/Active-IL-LUSTs.pdf](http://yosemite.epa.gov/r10/water.nsf/UST/UST+Info+Resources/$FILE/Active-IL-LUSTs.pdf) Accessed 11/17/10.
- EPA Facility Summary for R10 Facility ID 34260088, August 5, 2002.

ATTACHMENT 1

SCHEDULE A

Our No. 174164

Liability: \$1,000.00 Fee: \$250.00 + \$20.50 = \$270.50

1. Name of Assured: BRISTOL ENVIRONMENTAL REMEDIATION SERVICES, LLC
2. Date of Guarantee: December 20, 2010

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matters relating to the interest, if any, which was conveyed to Gary Young and Karen Young, pursuant to a deed recorded May 16, 2005, under Auditor's File Number 7454319.

in and to the land described as follows:

Lot 1 of that certain Short Plat, recorded under Auditor's File Number 7448581, records of Yakima County, Washington.

Only the following matters appear in such records subsequent to May 19, 1919:

<u>FILED</u>	<u>INST.</u>	<u>FILE NO.</u>	<u>FIRST PARTY</u>	<u>SECOND PARTY</u>
5/19/19	Patent	183/155325	USA	Frank Williams
6/5/19	Deed	185/157119	F. J. Williams	Orvil Olney
1/19/21	Deed	201/211009	O. Olney	W. Cough
4/21/51	Lease	499/1364057	John Rentschler	Standard Oil
10/15/52	Deed	516/1435282	William Cough	Rentschler
11/21/52	Lease	517/1440193	John Rentschler	Standard Oil
4/10/53	Easement	521/1459996	Rentschler	PP & L
2/8/57	Amd. Lease	567/1655986	John Rentschler	Standard Oil
2/10/67	Probate	Estate of John Rentschler No. 29213 (IOP)		
9/5/69	Lease	748/2202377	La Villa Ramsey	Standard Oil
9/22/69	Lease	749/2203430	La Villa Ramsey	Standard Oil
4/24/70	Easement	766/2219212	La Villa Ramsey	Cascade Natural Gas

5/29/70 Agreement 769/2222016 Standard Oil La Villa Ramsey

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<u>FILED</u>	<u>INST.</u>	<u>FILE NO.</u>	<u>FIRST PARTY</u>	<u>SECOND PARTY</u>
6/12/70	Easement	771/2223230	La Villa Ramsey	Cascade Natural Gas
5/8/72	Ord.	838/2282005	City of Toppenish	Public
2/11/81	Lease	1077/2607279	La Villa Ramsey	Yakima Valley College
4/27/83	Survey	2673942	33-81	
3/5/96	Survey	3128270	63-19	
2/5/97	Assign. Lease	1550/3168794	Robert Ramsey	Pacific Coast
10/13/97	UCC	7029718	Ramsey	ABCO Leasing
1/5/98	UCC	7040001		
10/17/97	DOT	7030567	La Villa Ramsey	ARCO
1/13/04	Assignment	7380358		
10/21/97	Assignment	7030932	La Villa Ramsey	ARCO
10/21/97	Lease	7030933	La Villa Ramsey	ARCO
10/31/97	UCC	7032460	Robert Ramsey	ACO Products Co.
11/3/97	Lease	7032877	La Villa Ramsey	ABCO Leasing Inc.
12/16/97	Lease	7037984	Atlantic Richfield Co.	ABCO Leasing Inc.
2/11/98	DOT	7044698	La Villa Ramsey	Pacific Coast Investment Co.
2/11/98	SUB	7044701		
6/14/01	APT	7220508		
2/11/98	Assign.	7044699	La Villa Ramsey	
2/11/98	Assign.	7044700	La Villa Ramsey	Pacific Coast Investment Co.
2/11/98	SUB	7044701		
2/11/98	Assign.	7044702	Robert E. Ramsey	Pacific Coast Investment Co.
2/11/98	Assign.	7044703	Robert E. Ramsey	Pacific Coast Investment Co.

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<u>FILED</u>	<u>INST.</u>	<u>FILE NO.</u>	<u>FIRST PARTY</u>	<u>SECOND PARTY</u>
2/12/98	Release	7044782	La Villa Ramsey	Larry Maxa et ux
3/5/98	Lien	7047524	La Villa Ramsey	
3/20/98	Lien	7049564	La Villa Ramsey et al	
01/26/99	Distrain	7097846	Yakima County	
6/20/01	NTS	7221540	Michael C. Malnati et al	La Villa Ramsey et ux
4/1/02	NTS	7265015	Michael C. Malnati et al	La Villa Ramsey et ux
1/7/05	UCC	7436280	Robert E. Ramsey	ABCO Leasing Inc.
5/16/05	Assign.	7454322		
3/18/05	NTS	7445910	RLMA, PS	La Villa Ramsey
4/4/05	Mod. Lease	7448296	Pacific Coast Investment	Ty Young
5/16/05	Assign.	7454323		
4/25/05	Deed	7451219	RLMA, PS	Pacific Coast Investment
5/16/05	Deed	7454319	Pacific Coast Investment	Gary & Karen Young
5/16/05	DOT	7454320	Gary & Karen Young	Central Valley Bank
6/6/07	Rel/Recon	7565845	Gary & Karen Young	Washington State
6/6/07	Deed	7565843	Gary & Karen Young	Washington State
6/6/07	Easement	7565844	Gary & Karen Young	Washington State
4/7/08	DOT	7606487	Gary & Karen Young	Central Valley Bank
10/26/10	DOT	7708536	Gary & Karen Young	Central Valley Bank

This Guarantee does not cover:

1. Taxes, assessments and matters related thereto.
2. Instruments, proceedings or other matters which do not specifically describe said land.

FIGURE 1

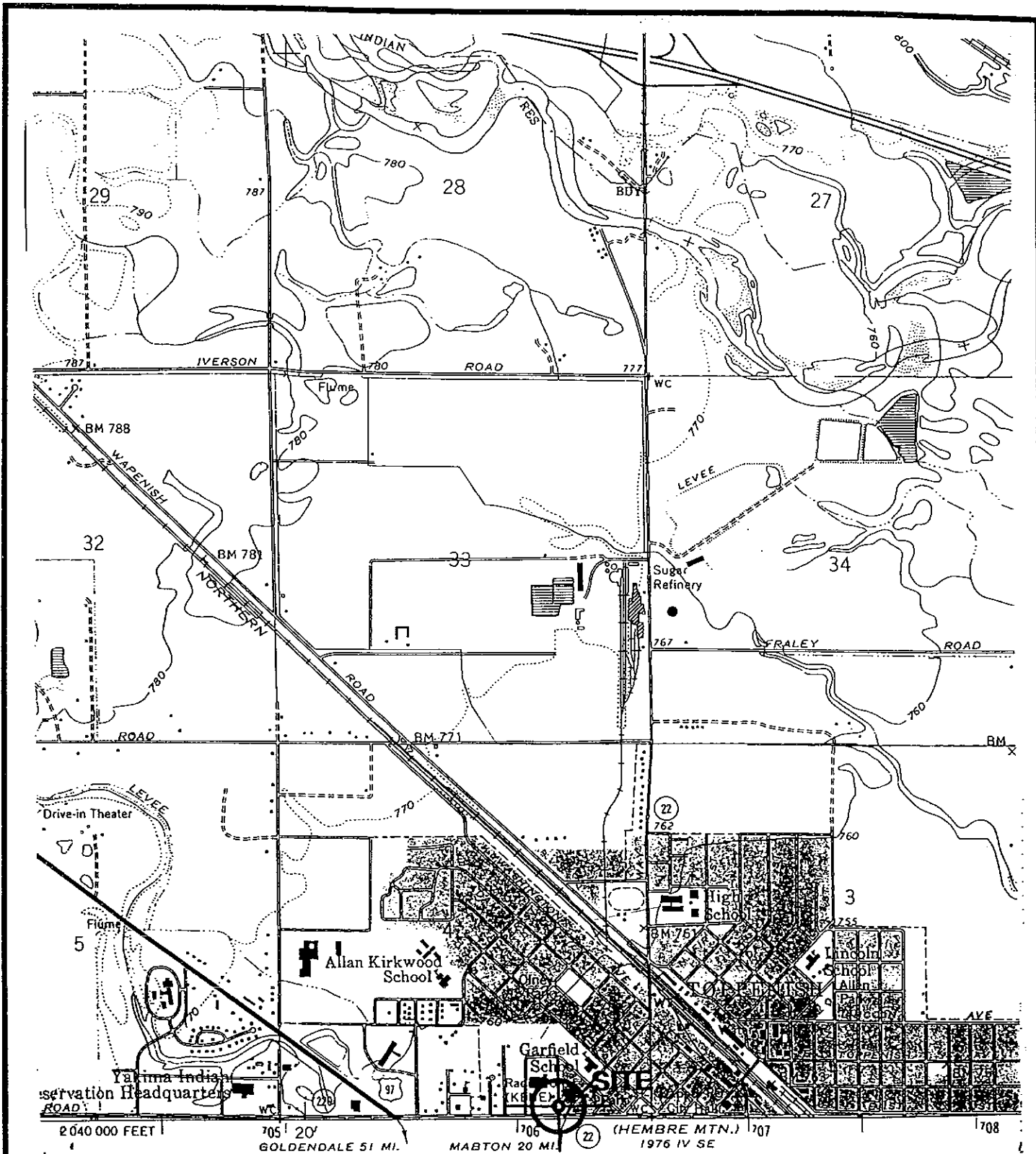


FIGURE 2

LEGEND

- HOIST
- ☐ OIL/WATER SEPARATOR
- ★ VENT RISERS
- ✦ MONITORING WELL

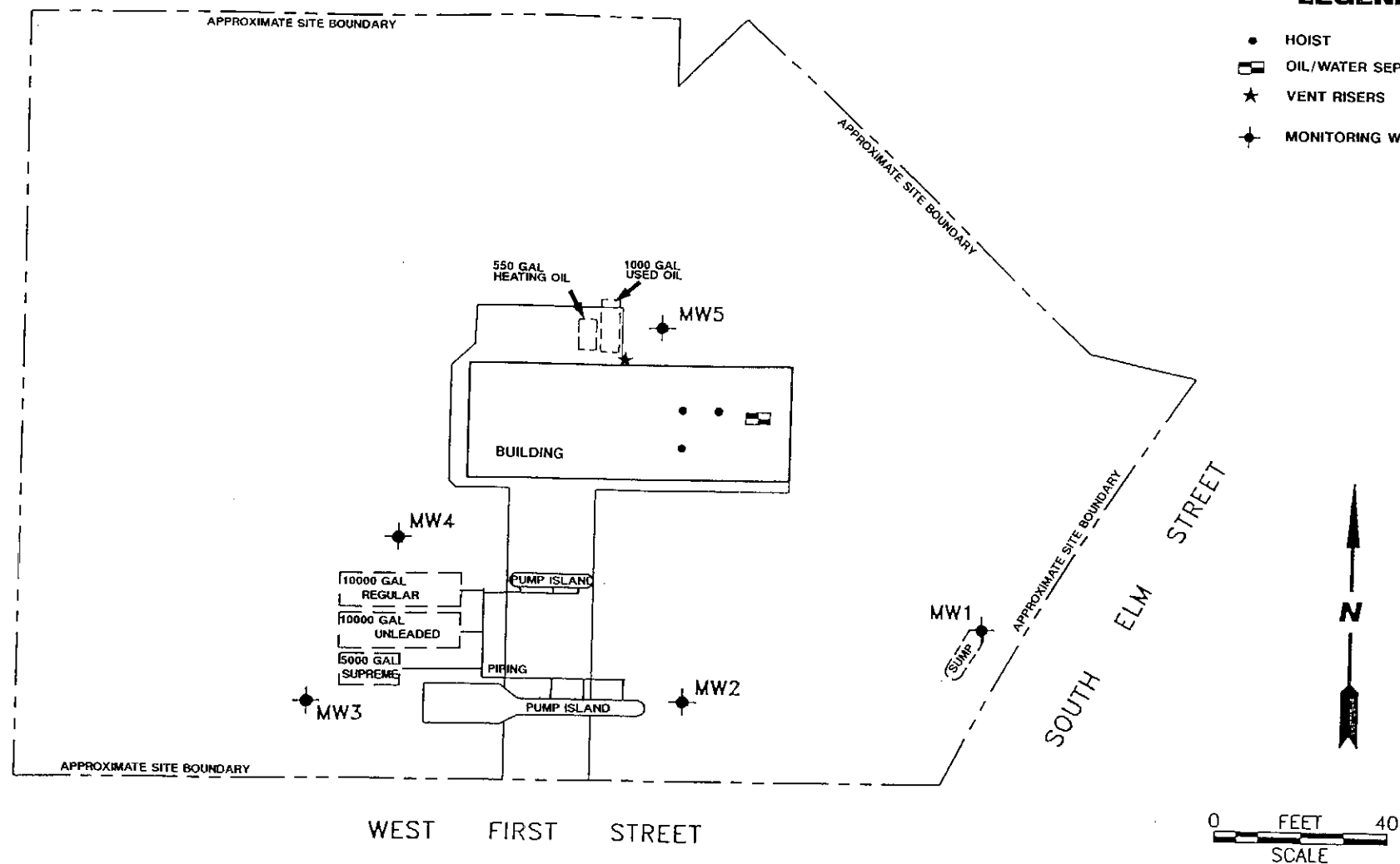


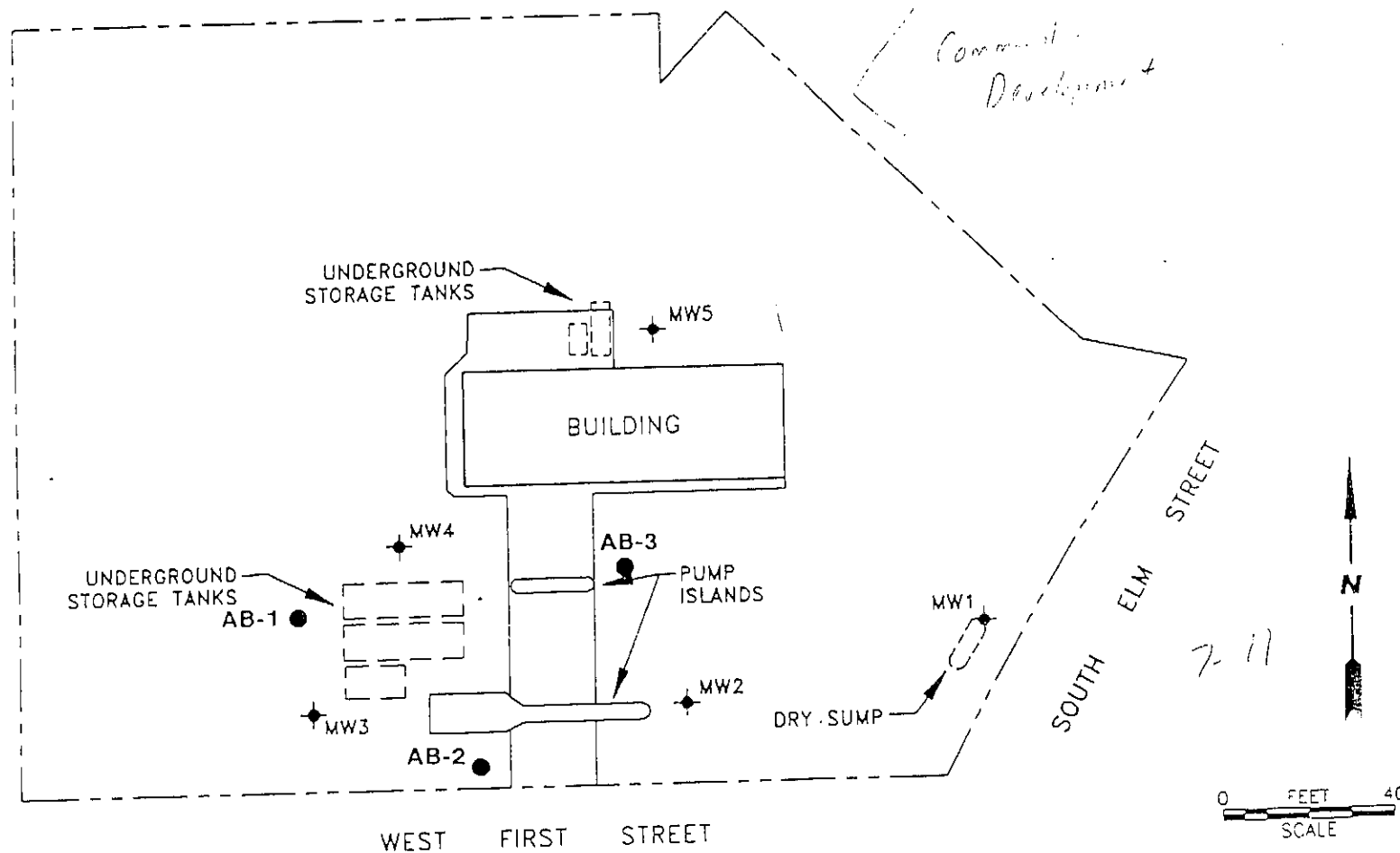
FIGURE 2

AGRA
Earth & Environmental
 E. 520 North Foothills Drive, Suite 600
 Spokane, Washington, U.S.A. 99207

W.O. 12-01253-01
 DESIGN DCJ
 DRAWN DCJ
 DATE 5/4/95
 SCALE NOTED

SITE PLAN

FIGURE 3



LEGEND

◆ MONITORING WELL
INSTALLED BY OTHERS

● BORING LOCATION
INSTALLED BY AEE



AGRA
Earth & Environmental

539 W. Sharp Street, Suite D
Spokane, Washington, U.S.A. 99201-2422

W.O. S-1253-0
DESIGN ENJS.
DRAWN ENJS.
DATE APRIL 1995
SCALE NOTED

FIGURE 3

SITE PLAN
CHEVRON STATION 9-1785
TOPPENISH, WASHINGTON

FIGURE 4

LEGEND

UST-S SAMPLE LOCATION AND DESIGNATION
 TSOIL* OPP-1* COMPOSITE FROM OLD PIPPING TRENCH
 SOIL CONCENTRATIONS IN MG/KG AS DETERMINED BY THE FOLLOWING METHODS

< > OIL BY WTPH-D EXTENDED
 :: :: DIESEL BY WTPH-D EXTENDED
 [] GASOLINE BY WTPH-G
 () BTEX BY 8020
 B= BENZENE
 T= TOLUENE
 E= ETHYLBENZENE
 X= TOTAL XYLENES

GASOLINE TANKPIT STOCKPILED SOILS
 OIL TANKPIT AND HOIST STOCKPILE
 OLD PIPPING STOCKPILE

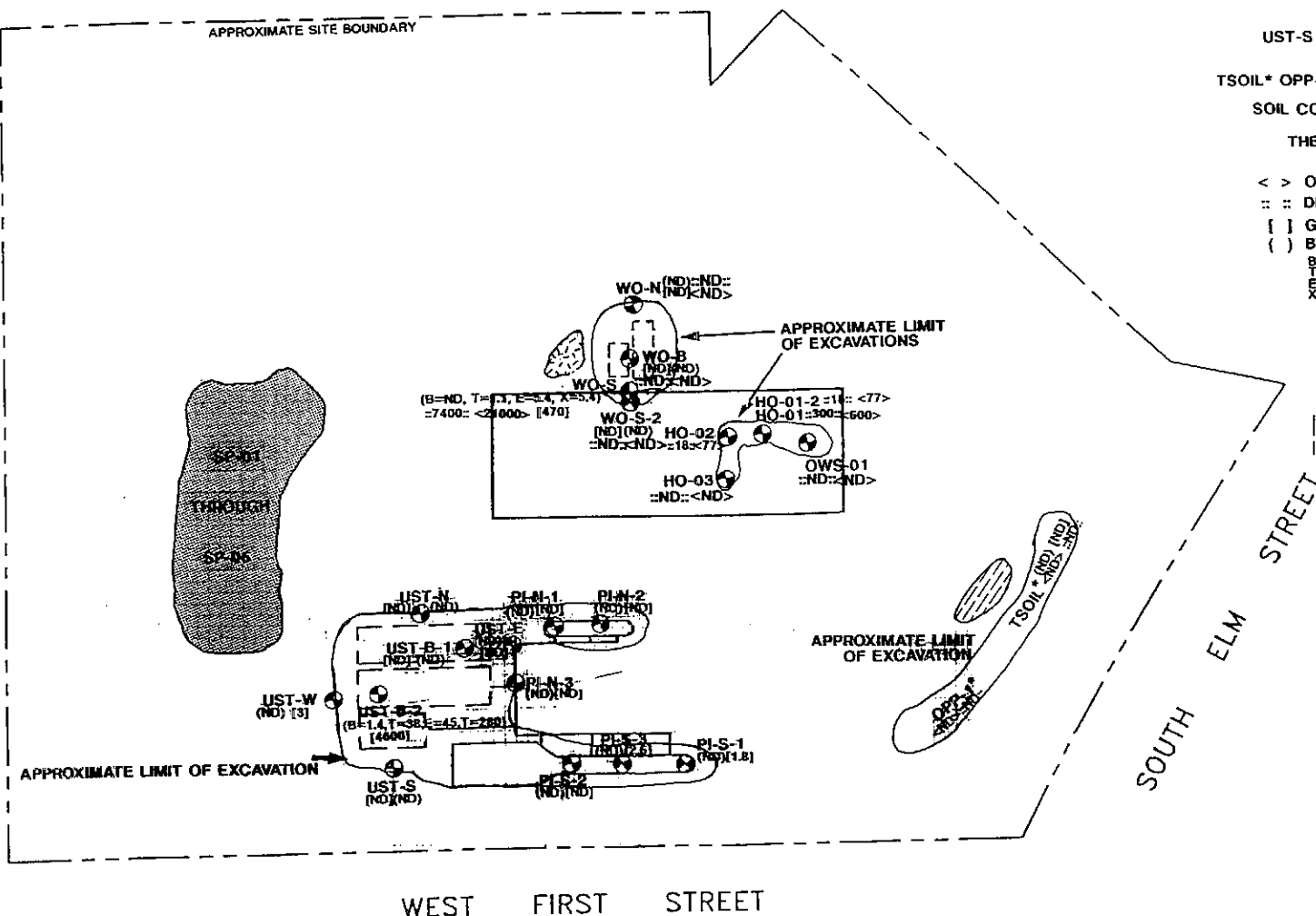


FIGURE 3

AGRA
 Earth & Environmental
 E. 520 North Foothills Drive, Suite 600
 Spokane, Washington, U.S.A. 99207

W.O. 12-01253-01
 DESIGN DCJ
 DRAWN DCJ
 DATE 5/4/95
 SCALE NOTED

APPROXIMATE LIMIT OF ENVIRONMENTAL EXCAVATIONS AND SAMPLE LOCATIONS

FIGURE 5

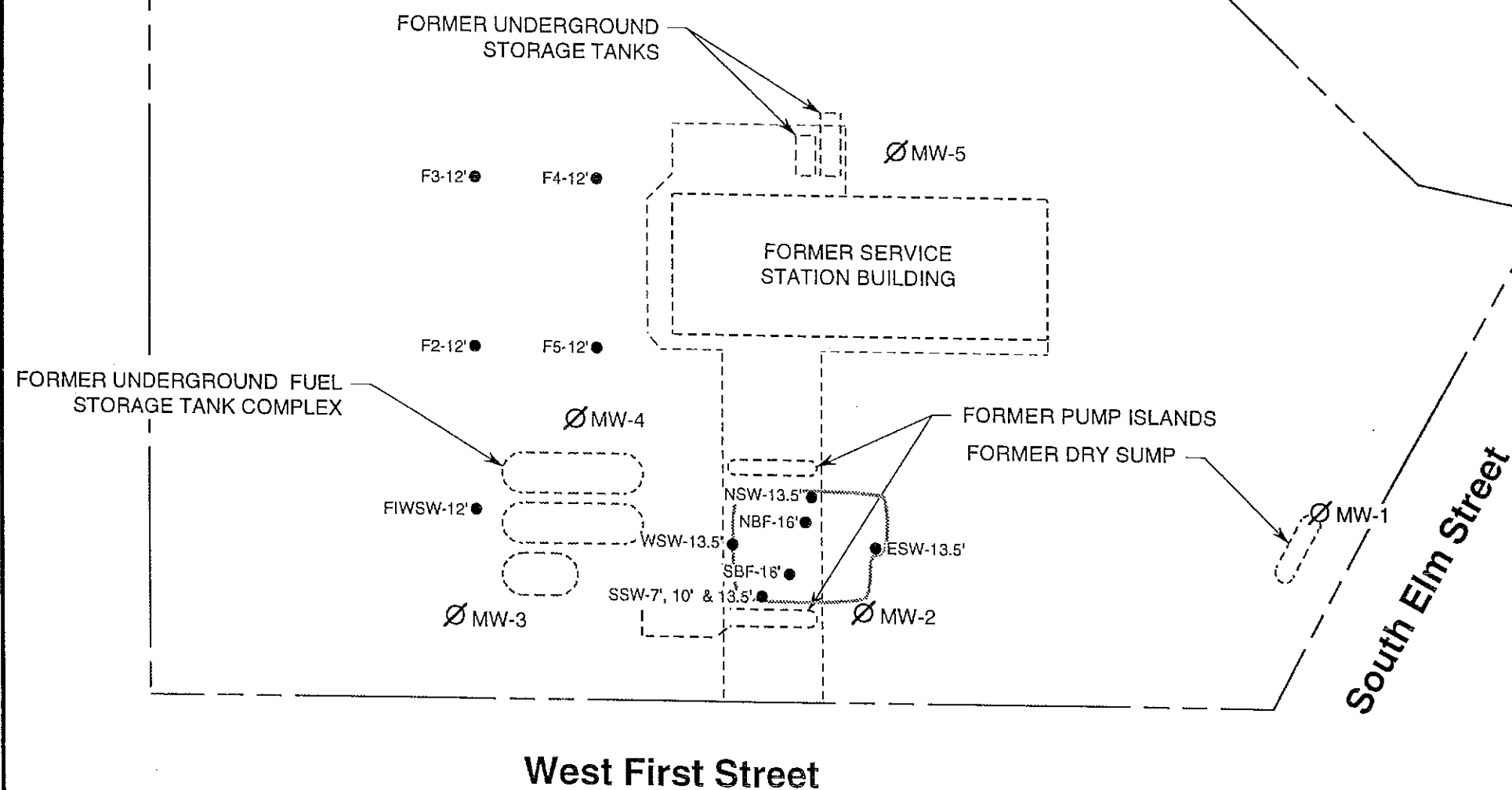


LEGEND

MW-1 Ø ABANDONED GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION

SSW-13.5' ● SOIL SAMPLE LOCATION, DESIGNATION, AND DEPTH IN FEET

○ APPROXIMATE LIMIT OF EXCAVATION

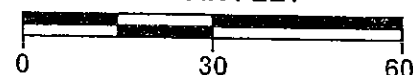


NOTE: Base Map Provided by GROUNDWATER TECHNOLOGY, INC.



PACIFIC
ENVIRONMENTAL
GROUP, INC.

SCALE IN FEET



FORMER CHEVRON SERVICE STATION #9-1785

321 South Elm Street
Toppenish, Washington

SITE MAP

FIGURE:

1

PROJECT:
520-110.5B

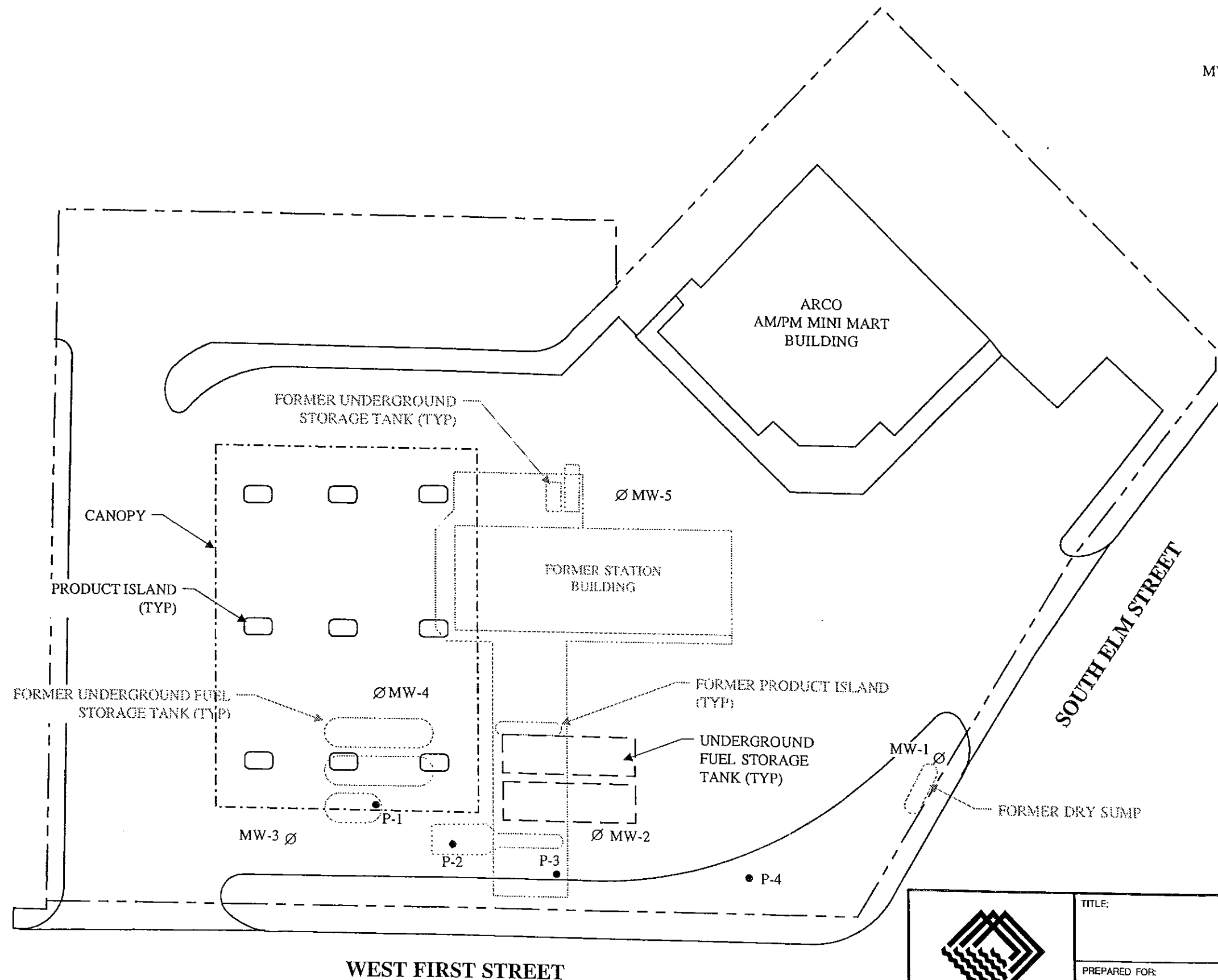
FIGURE 6



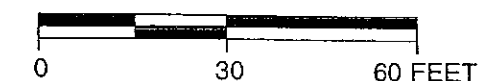
LEGEND

MW-1 Ø ABANDONED GROUNDWATER MONITORING WELL LOCATION AND DESIGNATION

P-1 • SOIL PROBE LOCATION AND DESIGNATION



APPROXIMATE SCALE



PACIFIC
ENVIRONMENTAL
GROUP, INC.

TITLE:

SITE MAP

PREPARED FOR:

FORMER CHEVRON SERVICE STATION 9-1785
321 South Elm Street at West First Street
Toppenish, Washington

DATE: 4/23/98

PROJECT: 520-110.1B

FIGURE: 1